

PROPERTY OWNERS' ASSOCIATION 6TH AMENDED MANAGEMENT CERTIFICATE FOR
SAN PEDRO HILLS UNIT 25 HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: San Pedro Hill 25A (AKA Whisper Hollow)
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: San Pedro Hills Unit 25 Homeowners Association, Inc.
4. Recording Data for Association: Plats are saved at the County under: Volumes: 9523, page 69; 9524, page 25 & 125; 9525, page 23 and 9527, page 215
5. Recording Data for Declaration: All Documents are filed at Bexar County:
 - Notice of Filing Dedicatory Instruments, Doc# 2000-0001695
 - Declaration of Covenants and Conditions-Commercial Doc# 2200229 Vol. 5249, pg. 975
 - Restrictive Covenants Unit 22-A: Vol. 3409, pg. 1228
 - Declaration for Unit 25-A: Doc.# 2111395, Vol. 5110, pg. 823
 - Declaration Unit 25B and Annexation to Unit 25A: Doc# 2200230, Vol. 5249, pg.994
 - Declaration Unit 25C and Annexation to Unit 25C: Doc.#2302248, Vol. 5418, pg. 635
 - Declaration Unit 25D and Annexation to Unit 25: Dco#2302248, Vol. 5418, pg. 635
 - Declaration Unit 25D and Annexation to Unit 25: Volume 5367, pg. 662
 - Declaration Unit 25E and Annexation to Unit 25A: Volume 5896, pg. 640
 - Monument Easement: Volume 5896, pg. 634
 - Amendment to the Declaration: Doc# 95-0082074, Book D, Vol. 6440, pg. 212

Bylaws: Bylaws, 1st and 2nd Amended Bylaws are attached to the Certificate filed under Doc# 20110223460

Articles of Incorporation: The Articles of Incorporation were filed 7/11/1991 with the Secretary Of State of Texas and are attached to the Certificate filed under Doc# 20110223460.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

Resolutions: Listed Resolutions are attached to the Certificate filed under Doc# 20110223460

- Administrative Resolution No. 2006008 Collection Policy
- Administrative Resolution No. 2008001 Collection Policy signed 1/5/2009
- Administrative Resolution NO. 2006001 signed 3/.30/20006
- Whisper Hollow Summary of Deed Restrictions
- Record Retention Policy

- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Violation Policy
- Collection Policy
- Architectural Guidelines: Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels
- Religious Symbols

Resolutions: Listed Resolutions are attached to the Certificate filed under Doc# 20130205820

- Collection Policy
- Violation Policy
- Record Retention Policy
- Records Inspection Policy
- Payment Plan Policy
- Email Registration Policy
- Membership Voting Policy
- Guidelines for Drought Resistant Landscaping and Natural Turf
- Conflict of Interest Policy
- Guidelines for Flag Display
- Religious Items Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Guidelines
- Application of Payments Policy

Whisper Hollow/San Pedro Hills Unit 25A HOA, Inc. Billing Policy and Payment Guidelines are filed under Document No. 20190163930

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00

- Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 29th day of October, 2021.

San Pedro Hills Unit 25 Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

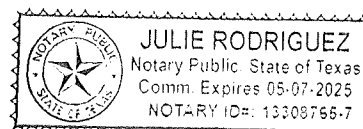
County of Bexar §

This instrument was acknowledged and signed before me on 29
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of San Pedro Hills Unit 25 Homeowners Association, Inc., on behalf

of said association.

[Signature]
Notary Public, State of Texas



After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210309643
Recorded Date: November 04, 2021
Recorded Time: 2:27 PM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 2:27 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk